

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

July 16, 2015



RP15-14: a proposed Replat of a 0.454-acre common area in W.J. Coulter's Subdivision of the Morille Tract into proposed Lots 1R, 2R, and 3R.

SIZE AND LOCATION: 0.454 acres of land at the east corner of Mervin's Run and Palasota Drive

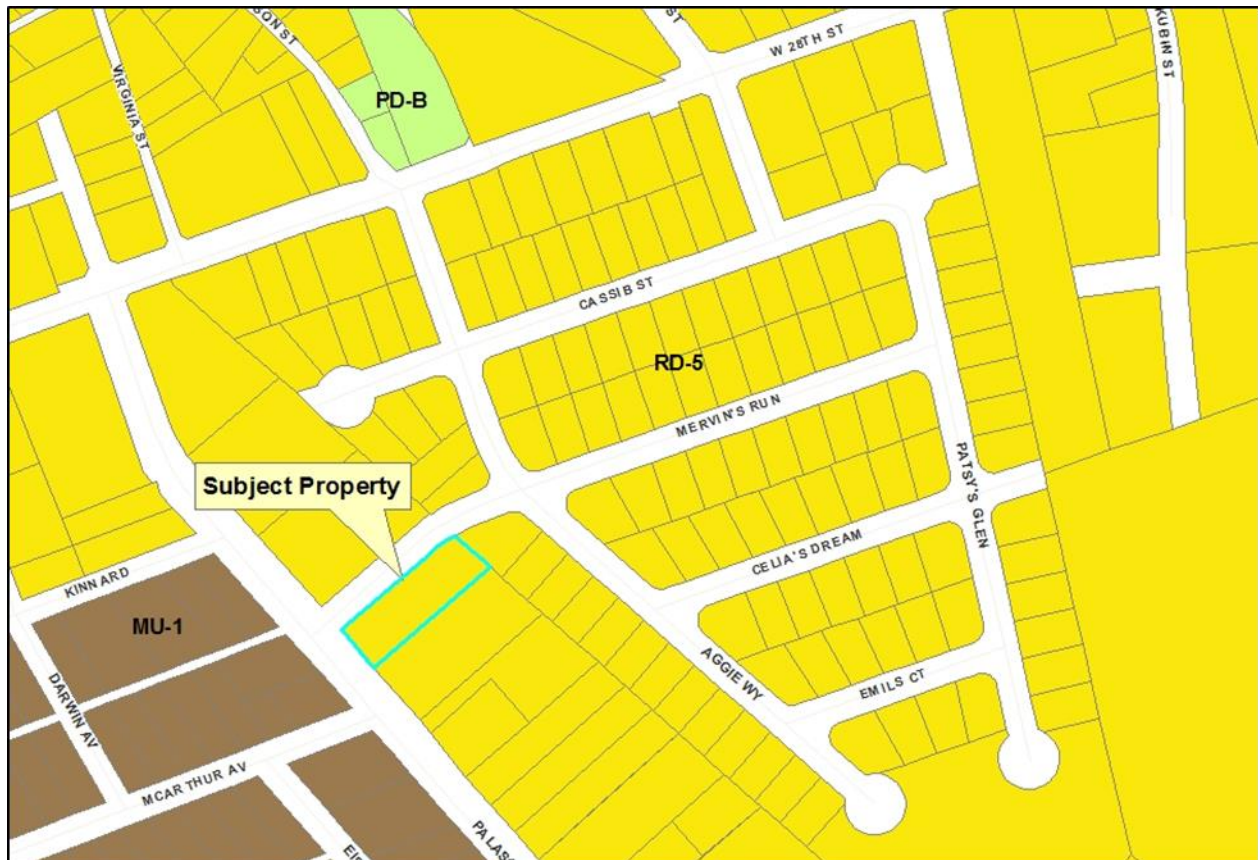
EXISTING LAND USE: vacant land

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Bryan/College Station Habitat for Humanity

AGENT: Christian A. Galindo

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND:

The applicant/property owner, Bryan/College Station Habitat for Humanity, is proposing to replat this 0.454-acre tract in W.J. Coulter's subdivision of the Morrille Tract into three lots for single-family residential development. A variance request to the minimum 100-foot lot depth generally required of lots in Residential District - 5000 (RD-5) zoning districts associated with this requested replat (case no. RP15-14) is also scheduled for consideration by the Planning and Zoning Commission during its July 16th, 2015 meeting to permit the subdivision of the subject property into three lots with lot depths measuring 80 feet.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed replat, **subject to the Planning and Zoning Commission's prior approval of the requested lot depth variance**, (case no. PV15-04). With P&Z's approval of the requested variance, the proposed replat will conform to all requirements of applicable codes and ordinances.